Davidson County DEEDWARR
Recvd: 07/13/07 11:57 2 pgs
Fees:13.00 Taxes:181.30

20070713-0083629

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$49,000.00.**

Soledad Angel
Affiant

Subscribed and sworn to before me, this the 27th day of June, 2007.

Delaina D. Scoby
Notary Public

My commission expires: 5-3-2010
(AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Soledad Angel	New Owners	119 05 0 246.00
1123 Kimberly Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathy Darlene Maynard and Douglas G. Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Soledad Angel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 145, on the Plan of lots 3 and 4 and part of lots 5 and 6 of Cumberland Nurseries, as shown on plat of record in Plat Book 332, page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kathy Darlene Maynard, married and Douglas G. Maynard, married, in Instrument 20061018-0129305 recorded 10/18/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Dean Graves and wife, Evelyn Graves in Instrument 20040920-0112760 recorded 9/20/2004, Register's Office for Davidson County, Tennessee.

This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

This is Improved (X) Unimproved (___) property, known as **108 Lutie Street, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **27th** day of **June, 2007.**

Kathy Darlene Maynard
Kathy Darlene Maynard

Douglas G. Maynard
Douglas G. Maynard

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas G. Maynard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **June, 2007.**

Shannon W Bradford
Notary Public

SHANNON W BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-14-2011

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathy Darlene Maynard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **June, 2007.**

Shannon W Bradford
Notary Public

SHANNON W BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-14-2011